

## Sec. 1703-4. Industrial Districts



### 1703-4.1. Purposes

The general purposes of the Industrial districts are to:

- A.** Promote and preserve manufacturing areas as significant Industrial generators.
- B.** Facilitate the necessary infrastructure to accommodate a wide variety of transportation, manufacturing and technology uses.
- C.** Accommodate existing traditional industries, while anticipating new technologies and business service uses.
- D.** Preserve appropriate location of industries that may have the potential to generate off-site impacts, while providing compatibility in use and form.
- E.** Establish appropriate standards for reviewing proposals for new development and redevelopment, where appropriate, in manufacturing areas.
- F.** Ensure the provision of services and facilities needed to facilitate planned Industrial densities.

### 1703-4.2. Subdistricts

#### A. IX Industrial Mixed Use

IX is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and Industrial, residential uses are limited to the upper stories. IX is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity. IX can serve as a land use transition between heavy industrial areas and mixed use and commercial districts.

#### B. IA Industrial Agricultural

IA is intended to create, preserve, and enhance areas that are appropriate for agricultural, farming, low impact manufacturing and supporting commercial uses. Low impact manufacturing and supporting commercial uses may be permitted provided they meet specific performance standards and are buffered from residential uses. Single-family is also encouraged in the district.

#### C. IH Industrial Heavy

IH is intended to recognize and preserve areas that are intended exclusively for the location of manufacturing establishments. Future development will accommodate heavy industrial and manufacturing uses. These uses typically require sites with good transportation access. Uses that may inhibit or compete with industrial development are prohibited.

## 1703-4.3. IX Industrial Mixed Use

### A. Purpose

IX is intended to provide for a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity and limited housing opportunities. To help ensure that land is reserved for manufacturing and Industrial, residential uses are limited to the upper stories. IX is not intended to provide for areas exclusively dominated by light industrial or manufacturing but provide for developments that incorporate commercial uses with housing, retail and service-related activity. IX can serve as a land use transition between heavy industrial areas and mixed use and commercial districts.



### B. General

~~Allowed Permitted~~ uses & use standards

Sec. 1703-9

Landscaping and buffering

Sec. 1711-2

Nonconformities

Sec. 1752-7

Parking

Sec. 1711-1

Outdoor storage and display

Sec. 1711-5

Rules of measurement

Sec. 1703-10

Signs

Sec. 1711-3

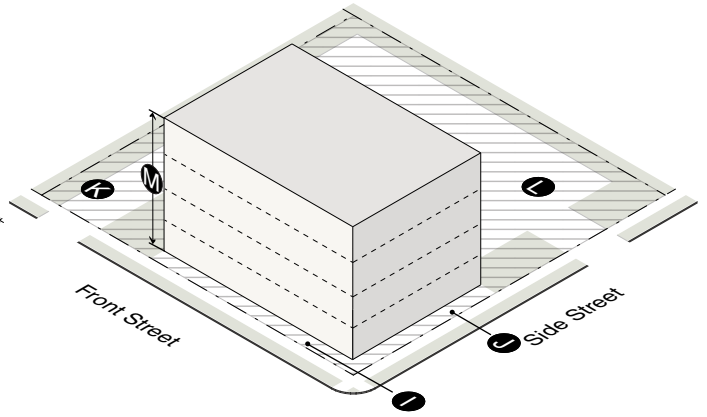
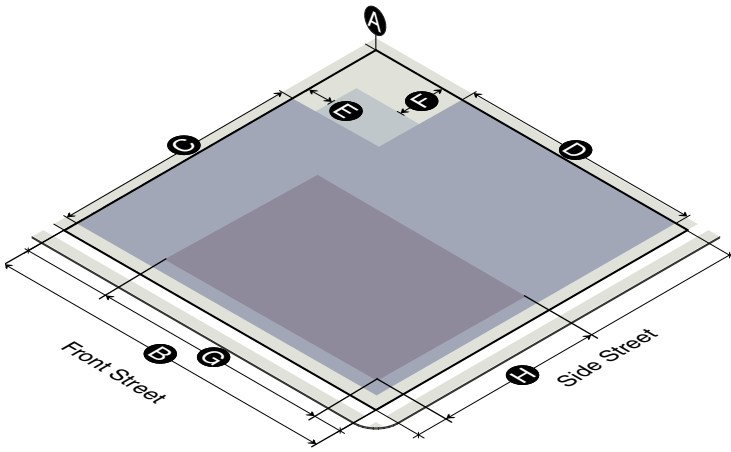
Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

## 1703-4.3. IX Industrial Mixed Use



### C. Lot

Lot Dimensions		
Lot area	0 SF min.	<b>A</b>
Lot width	0' min.	<b>B</b>

### D. Placement

Building and Structure Setbacks		
Front street	5' min. / 85' max	<b>C</b>
Side street	5' min. / 85' max	<b>D</b>
Side interior	10' min.	<b>E</b>
Rear	20' min.	<b>F</b>
Facade within Facade Zone		
Front street	50% min.	<b>G</b>
Side street	20% min.	<b>H</b>

### E. Parking

Location of Parking		
Front yard	2 bays max of on-site parking with drive aisle	<b>I</b>
Corner yard	2 bays max of on-site parking with drive aisle	<b>J</b>
Side yard	Permitted	<b>K</b>
Rear yard	Permitted	<b>L</b>

### F. Height

Building Height		
All buildings/structures	45' max.	<b>M</b>

## 1703-4.4. IA Industrial Agricultural

### A. Purpose

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### B. General

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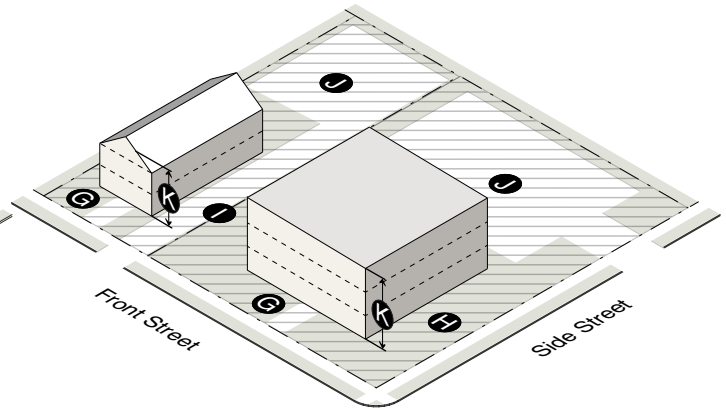
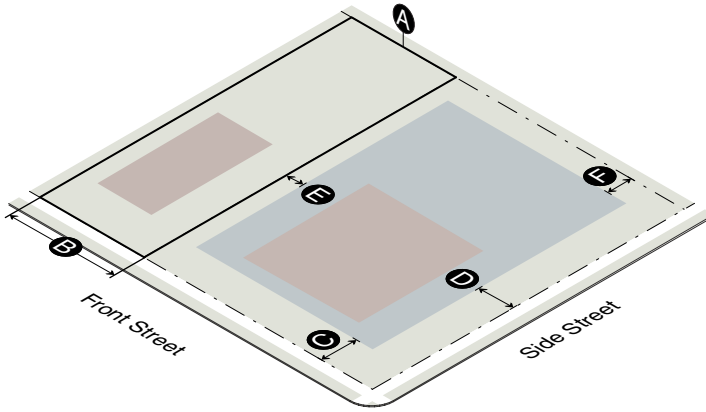
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Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

## 1703-4.4. IA Industrial Agricultural



### C. Lot

Lot Dimensions		
	<b>A</b> Lot Area	<b>B</b> Lot Width
Residential	20,000 SF min.	20' min.
Nonresidential	0' SF min.	18' min.

### D. Placement

Building Setbacks		
Front street	25' min.	<b>C</b>
Side street	25' min.	<b>D</b>
Side interior	10' min.	<b>E</b>
Rear	20' min.	<b>F</b>

### E. Parking

Location of Parking		
Front yard	Permitted	<b>G</b>
Corner yard	Permitted	<b>H</b>
Side yard	Permitted	<b>I</b>
Rear yard	Permitted	<b>J</b>

### F. Height

Building Height		
All buildings/structures	35' max.	<b>K</b>

Silos are permitted above the 35' height limit as long as the total width of all silos that exceed that elevation may not exceed 10% of the width of the property. Provided, however, the Director may approve silos having a total width of 30% of the width of the property.

## A. Purpose

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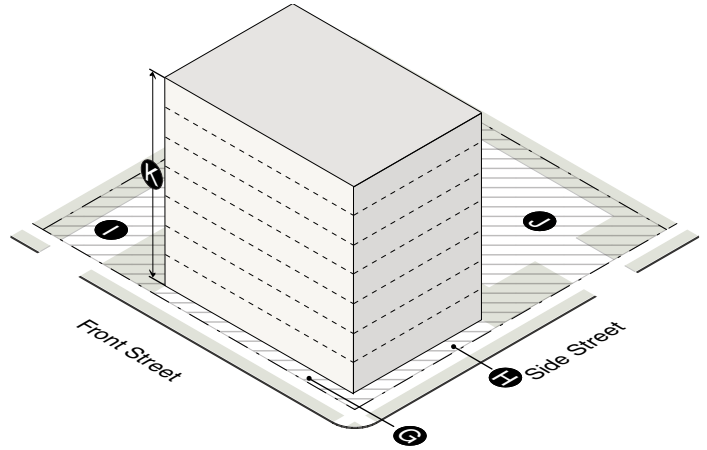
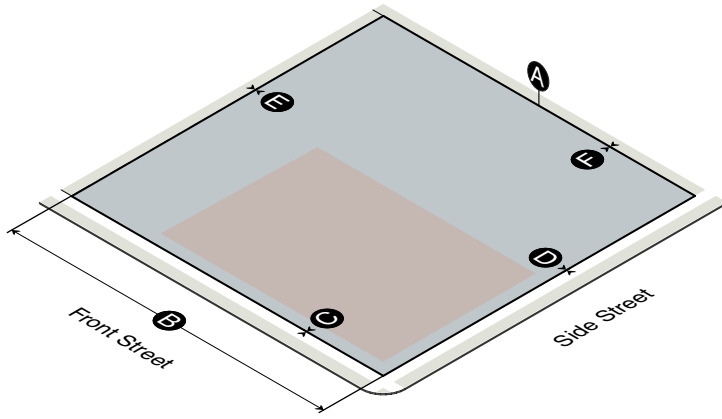
Sec. 1703-10

Signs

Sec. 1711-3

Site lighting

Sec. 1711-4



Use standards

Sec. 1703-10

### C. Lot

Lot Dimensions		
Lot area	0 SF min.	<b>A</b>
Lot width	0' min.	<b>B</b>

### D. Placement

Building and Structure Setbacks		
Front street	0' min.	<b>C</b>
Side street	0' min.	<b>D</b>
Side interior	0' min.	<b>E</b>
Rear	0' min.	<b>F</b>

### E. Parking

Location of Parking		
Front yard	Permitted	<b>G</b>
Corner yard	Permitted	<b>H</b>
Side yard	Permitted	<b>I</b>
Rear yard	Permitted	<b>J</b>

### F. Height

Building Height		
All buildings/structures	85' max.	<b>K</b>